

**INLAND WETLANDS COMMISSION
REGULAR MEETING
VOTING RECORD**

March 27, 2024 @ 7:00 p.m.
Multi-Purpose Room #3, Newtown Community Center
8 Simpson Street, Newtown CT

These Minutes are subject to approval by the Inland Wetland Commission

Present: Sharon Salling, Mike McCabe, Scott Jackson, Mark D’Amico, Craig Ferris, Suzanne Guidera, Kendall Horch

Staff Present: Steve Maguire, Deputy Director of Land Use, Sebastian Velez, Land Use Enforcement Officer, Dawn Fried, Clerk

Ms. Salling opened the meeting at 7:00 p.m.

PUBLIC HEARING

IW Application #24-03 by The Residence at Berkshire, LLC, property located at 296 Berkshire Road, to construct a new roadway with a stream crossing for an 11 single-family cluster-home development.

Mr. McCabe moved to CLOSE the Public Hearing for IW Application #24-03 by The Residence at Berkshire, LLC. Mr. Ferris seconded. All in favor. The Public Hearing for IW Application #24-03 by The Residence at Berkshire, LLC is closed.

Mr. Ferris moved to APPROVE IW Application #24-03 by The Residence at Berkshire, LLC, with standard conditions A, B, C, D, E, F, G, H, J, L and P. The approved plans are: The Residence at Berkshire, 296 Berkshire Road, Newtown, Connecticut, Dated Revised March 11, 2024 and all supporting documents. Mr. McCabe seconded. All in favor. IW Application #24-03 by The Residence at Berkshire, LLC was unanimously APPROVED.

PENDING APPLICAITON

IW Application #23-31 by Castle Hill Real Estate Holdings, LLC, property located at 20 & 60 Castle Hill Road, to construct a cluster-home community consisting of 117 single family units, community center and associated site improvements.

Mr. Ferris moved to APPROVE IW Application #23-31 by Castle Hill Real Estate Holdings, LLC with standard conditions A, B, C, D, E, F, G, H, J, L and P. Additional conditions are as follows:

1. Test pits to determine groundwater presence shall be conducted prior to obtaining building permits for homes. If groundwater is present basements shall be constructed above groundwater grade or waterproofed.

2. Detailed construction sequencing shall be submitted and approved by the Land Use Agency once a contractor has been selected and prior to work commencing.

The approved plans are: Castle Hill Village Residential Open Space Development, 20 and 60 Castle Hill Road, Newtown, Connecticut, Dated Revised March 7, 2024 and all supporting documents. Mr. McCabe seconded.

The Commission voted as follows:

Mr. Ferris – Aye

Mr. McCabe – Aye

Ms. Salling – Aye

Ms. Guidera – Aye

Ms. Horch – Nay

Mr. Jackson – Nay

Mr. D’Amico – Nay

The vote carried 4-3. IW Application #23-31 by Castle Hill Real Estate Holdings, LLC was APPROVED.

IW Application #23-33 by Azeez Bhavnagarwala, Muslim Society Greater Danbury, property located at 115 Mt. Pleasant Road for the extension of the east building, the extension of the foundation of the west building, milling the surface of the parking lot and to regrade 113 Mt. Pleasant for soccer field.

Mr. McCabe moved to APPROVE IW Application #23-33 by Azeez Bhavnagarwala Muslim Society Greater Danbury, with standard conditions A, B, C, D, E, F, O and P. The approved plans are: Alternative Plan, prepared for Muslim Society of Greater Danbury, INC. 115 Mt. Pleasant Road, dated received February 23, 2024, Wetland Mitigation / Restoration Plan dated February 25, 2024, and all supporting documents. Mr. Ferris seconded. All in favor. IW Application #23-33 by Azeez Bhavnagarwala, Muslim Society Greater Danbury was unanimously APPROVED.

APPROVAL OF MINUTES

The Commission found no substantive errors. Mr. Jackson moved to accept the minutes from March 13, 2024. Mr. McCabe seconded. The minutes from March 13, 2024 were approved.

ADJOURNMENT

With no additional business, Ms. Horch moved to adjourn. Mr. Jackson seconded. All in favor. The Regular IWC Meeting of March 27, 2024 was adjourned at 7:56 pm.

Respectfully Submitted, Dawn Fried